

MINUTES
HIGH SCHOOL/MIDDLE SCHOOL BUILDING COMMITTEE
July 29, 2003

Members Present: Henry Fitzgerald, Robert Cox, Anthony Bent, John Masiello, Sandra McManus, Maurice DePalo, Richard Carney, Pat Sacco, Daniel Morgado

Also: Mike Pagano, Jack Ferguson, Ken Largess, Steven Lobban, Dan Gutekanst, Patrick Collins

Meeting called to order at 7:00 PM.

On a motion by Mr. Carney, second by Mr. Masiello, the minutes of July 1, 2003 were accepted.

On a motion by Mr. DePalo, second by Ms. McManus, the Committee voted to authorize the following bill schedules for payment:

Standen Contracting Co. Inc. (7)	\$498,817.00
LPA – HS (Additional Services)	\$4545.00
LPA – 45OS	\$10,000.00
LPA – 45OS (Additional Services – 200 seats)	\$1,625.00
LPA – 45OS (Additional Services – Fire Incl Johnson & Seaman)	\$9,367.50
CTM (45OS)(5/10 to 5/31)	\$10,331.99
CTM (45OS)(6/3 to 7/5)	\$13,281.50
T. Philip Leader (Legal Services HS)	\$10,164.00
Fay Spofford & Thorndike (HS)	\$506.30
Robert Lanciani (7/3 to 7/9)	\$1,176.87
Robert Lanciani (7/10 to 7/16)	\$1,045.16
Robert Lanciani (7/17 to 7/23)	\$1,079.24
Sullivan, Garrity & Donnelly (Builders Risk Insurance)	\$47,250.00
Worcester Telegram (Locker Bid Ad)	\$123.75
School Department FF&E (9276)	\$4,904.90
School Department FF&E (9277)	\$1,150.50
School Department FF&E (9341)	\$27,579.67
Robert Warren Overtime	\$416.74
Public Buildings (overtime 45 OS)	\$1,121.23
Indicates invoices that were added after the agenda was distributed and Posted.	

Mr. Ferguson reported on the 45OS Project. He provided to the Committee a written report with attachments dated July 31, 2003. Mr. Ferguson advised that the project has fallen behind due to the General Contractor's failure to keep the job moving forward. He directed the Committee to the exhibits contained within his report that deal with project progress and cash flow. He explained that numerous sub-contractors to Standen have left the site including the site, demolition

and asbestos abatement contractors. Others have threaten to leave or have gone missing for a period of time.

There is a dispute over PCO #40 as shown on the PCO log provided in the report relating to alleged extra asbestos remediation. The value of the requested PCO is \$419,814. Universal Engineering has reviewed this proposal and advise that rather than owing the contractor money, the abatement contractor owes the Town money as a credit. More information to follow on this matter.

Discussion centered on what steps could be taken to get the project back on schedule. There is a lack of urgency by Standen to getting the work completed. The issue of default was discussed.

Mr. Pagano reported on the status of the HS Project. RWG has still not completed work on the rock face, access road rock slope and shoulders, fritz tile, practice athletic fields, competition baseball field, ornamental lawns and shoulders. Work is substantial complete on the competition football, lacrosse/field hockey and softball fields. The work on the auditorium to make the room usable will be completed by August 21st. There is a meeting being organized with the pump manufacturer to try and resolve issues associated with the water balancing report. Capital Flooring arrange for some forensic work to be undertaken on the fritz tile floors. Capital has not installed the tile in the downstairs gym corridor as instructed. No RWG requisition is pending at this time.

The Committee reviewed the project budgets for both projects that were provided by Mr. Morgado in the meeting materials.

The next meeting of the Committee will be August 12th at 7:00 PM.

On a motion by Mr. Morgado, second by Mr. Carney, the Committee voted to go into executive session for the purposes of discussing strategy related to pending and/or potential litigation and not to return to open session: Henry Fitzgerald - Yes, Robert Cox - Yes, Anthony Bent - Yes, John Masiello - Yes, Sandra McManus - Yes, Maurice DePalo - Yes, Richard Carney, Pat Sacco - Yes, Daniel Morgado- Yes. (7:25 PM)

Meeting adjourned at 8:30 PM.

Respectfully submitted,

Daniel J. Morgado